153.0	0005	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	824,500 / 824,500
					USE VALUE:	824,500 / 824,500
					ASSESSED:	824,500 / 824,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		EUSTIS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PORTEOUS DAVID J/REBECCA B
Owner 2:	
Owner 3:	
Street 1:	14 EUSTIS ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PORTEOUS DAVID J/REBECCA B -
Owner 2:	-
Street 1:	14 EUSTIS ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Vinyl Exterior and 2562 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	368,500		456,000	824,500
Total Card	0.115	368,500		456,000	824,500
Total Parcel	0.115	368,500		456,000	824,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 321.82 | /Parcel: 321.8

Legal Description

User Acct 101838

GIS Ref

GIS Ref

Insp Date 01/20/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 153.0-0005-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	368,600	0	5,000.	456,000	824,600	824,600	Year End Roll	12/18/2019
2019	101	FV	281,500	0	5,000.	427,500	709,000	709,000	Year End Roll	1/3/2019
2018	101	FV	282,500	0	5,000.	353,400	635,900	635,900	Year End Roll	12/20/2017
2017	101	FV	282,500	0	5,000.	324,900	607,400	607,400	Year End Roll	1/3/2017
2016	101	FV	282,500	0	5,000.	296,400	578,900	578,900	Year End	1/4/2016
2015	101	FV	275,600	0	5,000.	290,700	566,300	566,300	Year End Roll	12/11/2014
2014	101	FV	275,600	0	5,000.	270,200	545,800	545,800	Year End Roll	12/16/2013
2013	101	FV	275,600	0	5,000.	257,100	532,700	532,700		12/13/2012

!12024!

PRINT

Date	Time
12/11/20	02:08:42

LAST REV

Date	Time
04/09/18	11:19:27

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12024

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PORTEOUS DAVID	50270-490		10/26/2007	Family	1	No	No		
COLLINS RICHARD	43238-76		7/7/2004		543,000	No	No		
	11580-249		10/1/1968			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/3/2011	798	Siding	37,500					REMOVE SIDING / CH
9/1/2005	796	Porch	15,500	C		G7	GR FY07	frt ofp & side sta

ACTIVITY INFORMATION

Date	Result	By	Name
1/20/2018	Meas/Inspect	HS	Hanne S
10/28/2008	Meas/Inspect	345	PATRIOT
11/8/2004	MLS	MM	Mary M
12/16/1999	Mailer Sent		
11/22/1999	Measured	264	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	101838
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.14	9									456,000						456,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	
Total:	456,000	Spl Credit		Total:	456,000				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G7	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	30	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.20263159
Const Adj.:	0.97757620
Adj $ / SQ:	146.958
Other Features:	88899
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	452705
Depreciation:	84203
Depreciated Total:	368502

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 10		BRs: 4			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

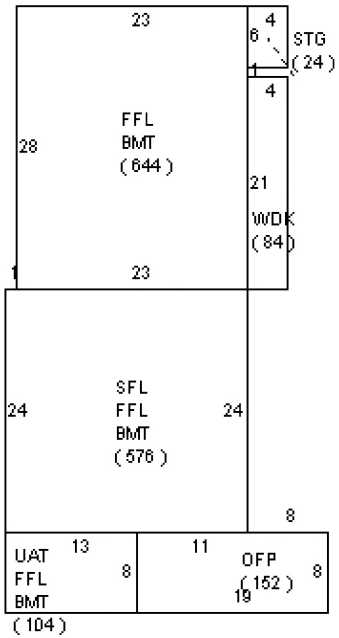
No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	146.96
Special Features:	0	Val/Su Net:	104.99
Final Total:	368500	Val/Su SzAd	193.95

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,324	58.420	77,343
FFL	First Floor	1,324	146.960	194,572
SFL	Second Floor	576	146.960	84,648
OFP	Open Porch	152	26.740	4,065
WDK	Deck	84	15.640	1,314
UAT	Upper Attic	26	58.780	1,528
STG	Storage	24	14.010	336
	Net Sketched Area:	3,510	Total:	363,806
Size Ad	1900	Gross Are	3588	FinArea 2562

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

153.0-0005-0001.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: